

**PRE-APPLICATION MEETING NARRATIVE  
JACKSONS 625 ISSAQUAH**

Prepared for  
Jacksons Food Stores  
by  
Barghausen Consulting Engineers, Inc.  
April 21, 2016

Assessor Map:	SE-20-24-06
Tax Lot Numbers	202406-9077
Procedure:	Development Review
Zoning District:	Urban Core
Comprehensive Plan:	Mixed Use
Site Size:	0.82 acres
Address:	1605 N.W. Gilman Boulevard
Location:	N.W. Gilman Boulevard / SR-900

The following outline provides responses to required pre-application meeting elements and the projects conformance or deviation, as applicable, to the City of Issaquah Design Standards per the Central Issaquah Design and Development Standards, hereafter CIDDS.

**Written Narrative**

*1) Development objectives, proposal, and relationship to existing site and its uses.*

**Response:** The project is to demolish the existing 1,846-square-foot convenience store and the existing car wash to build a new 3,970-square-foot convenience store in the northeast corner of the site. Both existing driveways to N.W. Gilman Boulevard will remain as will the underground fuel storage tanks. The project proposes to enlarge the fuel island canopy that contains four (4) multi-product dispensers (MPDs) and eight (8) vehicle fueling positions (VFPs) to six (6) MPDs and twelve (12) VFPs.

The new convenience store will be brought forward to the build-to line near N.W. Gilman Boulevard. A new street wall will be constructed along the site's frontage on N.W. Gilman Boulevard to comply with the intent of the Central Issaquah Development and Design Standards (CIDDS). The site cannot fully comply with CIDDS for the street frontage percentages.

*2) Briefly discuss those City standards or guidelines that the applicant thinks are most pertinent to the site and design of the project, and how the proposal implements and complies with them.*

**Response:** We understand that the project will be subject to the Central Issaquah Development and Design Standards (CIDDS).

- The proposed convenience store is located at the N.W. Gilman Boulevard street frontage.
- The entire length of the street frontage that is not used for driveways has been provided with a landscape/street wall.
- Parking has not been located between the street and the building.

- Because the service station and convenience store uses are both "P" permitted, and the GFA of the convenience store is less than 4,000 square feet, a Level 0 review is anticipated.
  - The required parking and landscape ratios are met with the design as proposed.
  - Reconstructed sidewalk and street trees are expected to comply with the CIDDS street requirements. The existing curb is expected to remain and no bike lane is proposed. Please confirm.
- 3) *Discuss how the proposed design will address the City's Vision on Sustainable Development; and, indicate if you propose to certify the development as a green building.*

**Response:** The project does not propose green building development. The demolished building materials from the existing car wash, convenience store, and fuel canopy may be recycled. Stormwater from the site will be detained and treated as required. LID stormwater measures will be implemented if required and as applicable.

#### **Proposal Summary (included in both site analysis and narrative)**

Types of desired uses, approximate number and type of residential units, amount and type of commercial square footage, number of parking stalls.

#### **Existing Site Information and analysis for Project property and surrounding 100 ft unless noted otherwise below.**

- 1) *Uses, structures, paving, vegetation, and circulation including streets, trails, walkways, and their names*

**Response:** The project is to demolish the existing 1,846-square-foot convenience store and the existing car wash to build a new 3,970-square-foot convenience store in the northeast corner of the site. Both existing driveways to N.W. Gilman Boulevard will remain as will the underground fuel storage tanks. The project proposes to enlarge the fuel island canopy that contains four (4) multi-product dispensers (MPDs) and eight (8) vehicle fueling positions (VFPs) to six (6) MPDs and twelve (12) VFPs.

Existing pavement will be removed and the site will be repaved as necessary for redevelopment as proposed. The site contains a wetland buffer that will be planted, so in the redeveloped condition the impervious surface ratios will be lower than what currently exists for the site.

- 2) *Zoning and district (e.g. which Development Agreement or Central Issaquah district in which the project is located), overlay designations*

**Response:** The site is located in the Central Issaquah Development and Design Standards (CIDDS) Urban Core area. We are not aware of any additional overlays.

- 3) *Site Survey including topography (max 5 ft contours), rockeries, retaining walls and such, easements and their purpose, property lines with dimensions for the property under review, property restrictions, walls and fences*

**Response:** A survey is attached that shows all existing visible site conditions and underground utilities where possible.

4) *Critical areas (wetlands, streams, steep slopes, and their buffers, etc.)*

**Response:** An off-site wetland has a buffer that overlaps a portion of the west end of the site. A floodplain limit also affects the west end of the property within the wetland buffer.

5) *Utilities including type, location, easements, capacity including ditches and culverts, and catch basins and direction of flow if known*

**Response:** A conceptual drainage and utility plan is enclosed with the pre-application materials.

6) *Other notable physical features*

**Response:** The site does not have any additional notable features.

7) *Analysis of site and surrounding features such as views, natural and manmade features, community landmarks, development patterns, impact on proposal*

**Response:** The site is surrounded by Rowley properties that are developed with commercial and office uses. The site's surroundings are not expected to significantly impact the proposal. No views will be interrupted or negatively affected.

8) *Site and aerial photos*

**Response:** Please see enclosed site and aerial photos.

9) *Map of access opportunities and constraints*

**Response:** The site's sole access is via N.W. Gilman Boulevard, which has a c-curb median that prevents left turns at the west driveway. The east driveway is full access. Please see the enclosed site plan that depicts the existing conditions.

10) *Suggested: Axonometric or other three-dimensional drawing, photos or models of the 500' area surrounding the project site. Include call-out notes on drawings and a brief narrative stating what design cues can be gleaned to develop design alternatives*

**Response:** These are not provided.

11) *Suggested: Photo montage of the streetscape (both side of the street) identifying the site*

**Response:** Photos of the street frontage are provided.

## **Proposed Site and Architectural Concepts.**

For each concept, if more than one are provided, list pros and cons including a list of how plans do or do not comply with codes. Do not include detailed plans such as plans for floors, landscape, utilities but do show a site plan showing buildings, open space, community space and/or critical areas, parking, circulation, etc... as more specifically described below.

1) *Building massing*

**Response:** The proposed building is located at the front of the site as required. Because this is a redevelopment of an existing gas station, only one building is proposed.

- 2) *Architectural concepts in the form of photos of projects with the desired character including entrances for pedestrians and vehicles*

**Response:** Building elevations are enclosed.

- 3) *Circulation scheme including pedestrian, bicycle, transit, and vehicle access and circulation plan (include circulation facility types) include slope for each in percent grade, width, proposed materials, connection or relationship to existing off-site facilities*

**Response:** The site plan, Sheet PS.1 shows the pedestrian circulation areas in the front of the store to the street, please also see Sheet A2.0.

- 4) *Tree Preservation concept*

**Response:** Redevelopment of the site expects to retain some of the existing trees in the southeast corner of the site.

- 5) *Landscape concepts such as for streetscapes, parking lots, key screens, community spaces, walls, fences. Use vignette sketches, photos of landscape, walls, fences with similar character, or other tools to convey the concept and character*

**Response:** The project is a gas station redevelopment so many of these items do not apply. Please see Sheet A2.0 for the streetscape and elevation plans.

- 6) *Vehicular Parking including types (surface, on-street, and/or structured), placement of entrances, layout concepts including how required landscape will conceptually be met*

**Response:** Please see Sheet PS.1 for the parking lot layout. See Sheet L1 for conceptual landscaping of the site and the parking lot.

- 7) *Bicycle parking locations and methods*

**Response:** Bike parking is provided near the store entrance.

- 8) *Conceptual grading & utilities (corridors, location & approximate capacity)*

**Response:** Please see Sheet PGU.1 for grading and utilities.

- 9) *Waste facilities – Preliminary size calculations, locations (within » 200' of each unit)*

**Response:** Please see Sheet PS.1 for the location and size of the trash/recycle storage area.

- 10) *Grading proposal with 5 ft max grade lines, including walls, rockeries, etc*

**Response:** The site is generally flat so contours are not shown. Elevations and drainage flow paths are shown. Rockeries and retaining walls are not anticipated.

- 11) *Critical areas indicating the type, class, buffer, setback, etc*

**Response:** An off-site wetland has a buffer that extends onto the site. A small area of floodplain also encumbers a portion of the western end of the site. See sheet PS.1.

- 12) *Ownership and maintenance responsibilities of any proposed improvement*

**Response:** The property owner will maintain all of the site improvements and landscaping.

- 13) *Location of vaults, equipment, meters, etc... which are outside of the building as well as screening techniques*

**Response:** Please see sheet PGU.1 for the underground drainage facilities. Building mechanical equipment will be screened as required.

**Summary of requested development adjustments.**

- 1) *Code standards and amounts*

**Response:** The existing driveways preclude the project from meeting the street wall requirements. A street wall has been provided where possible.

- 2) *Proposed adjustment amounts*

**Response:** To be determined.

- 3) *Explain how the proposed design intends to meet or exceed the City's development and/or design standards, and a quantitative comparison to a code-complying scheme*

**Response:** The site is a redevelopment of a gas station, so the project has been designed to meet as many of the Central Issaquah Development and Design Standards (CIDDS) requirements as possible. The building is located at the front of the site. Trees will be retained where possible in the northeast corner of the site. Landscaping will be provided at parking rows and the perimeter of the site. A street wall is provided along N.W. Gilman Boulevard where possible, but the existing driveways preclude the project from meeting the full street wall requirement.

- 4) *A list of questions and/or interpretations for City staff to address*

**Response:** We would like general feedback about the proposal and responses to the following specific questions:

- Please confirm the street improvements for the project and if a bike lane will be required. If right-of-way dedication is required, that will put the fuel facility canopy at the edge of the right-of-way. Please clarify if right-of-way dedication would create a non-conforming condition.
- The existing monument sign is negatively impacted by the required street wall. Please clarify what can be done to revise the wall near the sign or if the sign can be reconstructed.